

CGPOA BOARD OF DIRECTORS MEETING

May 9, 2022

Location Lisa Ferringo's home, 651 Pattison Drive

Meeting was called to order at 7:00 by President Kathy Niemann.

Roll Call: All present - President Kathy Niemann, Vice President Mary Bell, Recording Secretary Cindy Dresow, Corresponding Secretary Leigh Anne Schuler, Treasurer Lisa Ferringo, Directors Andrew Daly, Greg Daniels, David Dornseif, Leslye Gartrell, Ken Kurdziel and Jean Mirabal.

Introduction of Guests: Joan Prezioso, Jason Johnson, Michael Schuler, Donna Daniels, and Edward Jones financial advisor Patrick Brusaf.

Patrick was welcomed and asked to present options for CGPOA. CD's are not doing well. The best Certificates of Deposit only offer 1.9% interest at the end of the year. 5 year CD's offer 3.2%. Treasury Bills 2 years to ten years only offer 2.9%. I-bonds almost keep up with inflation. I-bond initial interest rate is 9.62%. Edward Jones does not sell I-bonds.

Our priority is capitol preservation. Our current annual expenditures are about \$8,000. We have \$50,000 in money markets. We don't want to lock money up for a long time, should we need it, in case of litigation.

April Board Minutes were approved.

Treasurer's Report was approved.

Committee Reports:

Government and Legislative: Ken reported only a single bid was received for the Florida Keys Overseas Heritage Trail connection at Cudjoe Gardens. Because there was no competition, that bid was rejected and will be rebid per FDOT Local Agency Program requirements.

Item G 5. Request for County approval for a resolution nominating property for purchase by Habitat for Humanity of Key West and Lower Florida Keys, Inc, and requesting MC Comprehensive Plan Land Authority issue a mortgage loan to finance Habitat's purchase of 22936 Overseas Highway, oceanside Cudjoe Key as an affordable housing site. This would be about 4,000' before Spanish Main, near the power substation. Habitat for Humanity is a bit better than affordable housing. Service for daily use of US1 states they cannot put in another traffic light.

Item H 7. Request for County approval to add lots 4 and 5, Block 1, Cudjoe Ocean Shores to the Acquisition List as an affordable housing site in partnership with Habitat for Humanity and add lots 3 and 4, Block 3, Bay Point Amended Plat to the Acquisition List as a site for recreational facilities and potential affordable housing in partnership with Monroe County. Item H 9. Same as G 5, but for a mortgage loan.

Ken has heard nothing about the proposed radio tower.

County is cracking down on code violations, and issuing fines.

Greg reported the buoys are in the water. Chains are 10' long dropped in 2' of water. They had to be set further back because of that.

Building committee: has been asked for approval for a fence around a home.

Entertainment committee: Leigh Anne reported that Happy Hour at KOA will begin 5:30, Thursday, May 19. A Mexican food truck will be present. KOA offers a full bar & trivia night.

Newsletter - email everything to Leigh Anne for the e-minder. Mailchimp seems to not reach everyone. We need a regular domain; might have to get a website in order to send to all people.

Leigh Anne will attempt sending the next e-minder through her art copy e-mail address.

Kathy will be gone till May 30th. Someone from the Monroe County Library wants to come talk with us. Kathy will arrange that when she returns.

Old Business:

Investing money - Andrew suggested we need a large rainy day fund. He is all for investing some of CGPOA funds. We need to be able to access money. Ken suggested the I-bonds. We have a tax ID. Lisa, Andrew and Greg volunteered to be on the investment committee, with Greg being the chair. We set aside \$25,00 for investment. The committee has authority to make the decision.

Lisa found the records in our safe deposit box. Lisa could have a drop box. Kathy wants a gmail account for storage of records.

Entrance Sign - Mary reported that spindle palms will not be planted, as the certified arborist said it is illegal to core into the root of an existing tree. Drought tolerant bushes have been planted. Mary & David have been watering them. Andrew will water the bushes for a couple weeks till rainy season starts. New quality solar lights have been installed.

Code Violations - A lot of success, according to Nancy, on canal overgrowth being trimmed back. It has been in the e-minder. Andrew will write a thank you for the e-minder to those who have trimmed back.

Some people have trees? Or hedges? Trees that act like hedges. Is 4' height restriction applicable to trees that are planted in a tight row?

Cindy will send a letter of code violation to the board regarding horrifically overgrown property on 3rd Ave. E. The neighbors on 3rd Ave. E. fear retaliation if they call Code compliance.

Kathy said buoys taken care of. Exterior lighting complaint is taken care of.

Website redo? We should have a more organized website.

The pre BOD meeting Social at 6PM is OK.

Complaint on channel- Phil McGann got approval for designating the waterway in front of Sawyer Drive as a canal. In turn Phil asked us to put a No wake buoy in the newly designated canal East of Sawyer Drive. Motion made, seconded and approved to purchase a buoy for that location.

Cudjoe Gardens Restaurant. Nothing.

Proposed Tower- Ken suggested we propose raising the 600' tower by the deep injection well. We'd still only have one tower, just taller. The county already owns the property. To avoid downtime, one tower could be erected next to the the existing tower, then transfer the equipment over. Motion made, seconded and approved that Ken write the letter.

The 1/2 lot on Sawyer- It would be illegal for someone not living adjacent to the lot to put in a dock and keep boat there.

New resident on Sawyer Drive thinks CGPOA should take responsibility for her house number sign in the right of way, which was illegally erected by Denise Cameron, previous owner. Some members of the board will help her remove it. It's not our problem, but we could be part of the solution....

There is something straight across from the marina, construction trucks, etc, next to the house that's being built on Sawyer Drive. It has an automotive license plate welcome to key west; it's a mess.

Deed restrictions sub committee- Lisa, Jean, Kathy, and Leslie will begin. They will start off with principals of what we want in the guiding principals, & rules of engagement. If no change is needed, we accept that. If it can be improved, then we send the request for change out to the neighborhood, and bring that particular item to a vote. Each possible change needs a separate vote. Lisa reminded us that we need 50% majority to make a change.

The committee will bring ideas to the board to get approval or suggestions. We will not to engage the rest of the community till we have worked through it. Board approved of this new Deed Restrictions sub-committee.

Jean and Kathy tweaked an article for our June e-minder regarding the role of our board in dealing with deed restrictions.

Ken reported that one permit purchased by Cudjoe Gardens would cover all of our properties, to cut trees along the canal for a permit fee of \$800. The arborist would take care of the entire neighborhood for \$4 - 5,000. We know that some will not participate, and many won't respond. Suggestion was made to increase dues to \$100 annual to help cover this expense. Need a proposal for next meeting. About \$5,000 year to do the cutting.

Host for June 13 meeting will be Leslye Gartrell at 561 Navaho Drive. Social begins at 6. Meeting at 7.

Being no further business, meeting adjourned at 8:28 PM.

Respectfully Submitted,
Cindy Dresow
Recording Secretary